

# **SUBDIVISION ANALYSIS**

**August 13, 2008**

**S-29-2008**

**Condie Subdivision – Amended & Extended  
4175 South 4800 West**

## **BACKGROUND:**

Jeff Condie is requesting preliminary and final plat approval for the Condie Subdivision Amended and Extended. The subject property is bordered on the north by the Granger Gardens Subdivision and the east by the Moose Landing PUD. Property to the south is zoned residential and will be subdivided in the future as part of the Condie Park Estates Subdivision.

## **STAFF/AGENCY COMMENTS:**

### Granger Hunter Improvement District:

- X Standard design improvements required.
- X Coordinate existing easements and improvements.

### Public Works Department

- X Will need to meet all conditions of dedicated rights-of-way.
- X Will need to dedicate 7 feet along 4800 West.

## **ISSUES:**

- X Jeff Condie is requesting approval to amend the original Condie Subdivision. The original plat consisted of 6 lots on approximately 2.3 acres. The original plat also contained a portion of 4175 South as a dedicated street. The purpose for this plat is to extend the subdivision eastward, dedicate the remaining right-of-way for 4175 South and consolidate all lots to create one large lot. In addition, the plat will dedicate an additional 7 feet along 4800 West to complete the full right-of-way requirements along this road.
- X In April 2008, the Planning Commission reviewed a conditional use permit and development plan for the remaining undeveloped property. At the present time, the project site consists of 22 dwelling units. The recently approved conditional use will allow the developer to build an additional 12 units.

**S-29-2008 – Condie Subdivision – Amended – Page 2**

- X As part of the conditional use approval, the Planning Commission recommended that all existing lots be consolidated to create one large lot. In addition, access to any new units would need to be gained from a dedicated street. As a result, Mr. Condie has submitted a plat that accomplishes all of these requirements.
- X This application is not intended to address any site related issues of the multiple family units. Mr. Condie continues to resolve the recommendations of the Planning Commission with staff.

**STAFF ALTERNATIVES:**

1. Approval of the Amended Condie Subdivision subject to a resolution of staff and agency recommendations.
2. Continuation, to address issues raised during the public hearing.